

Maryland Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

110 Scored questions	2h Time limit	70% (national 56 of 80; st... Passing score
\$44 Exam fee	Maryland Real Estate Co... Governing body	— Pass rate

The numbers to remember

- 110 total questions in 120 minutes.
- National portion: 80 questions, 90 minutes.
- State portion: 30 questions, 30 minutes.
- Tutorial: up to 15 minutes, not counted against exam time.
- Pass mark: 70% on each portion separately.
- National passing score: 56 of 80.
- State passing score: 21 of 30.
- Exam fee: \$44, valid 1 year from payment.
- Minimum age to apply: 18.
- Retakes: no limit on attempts.
- Vendor: PSI Services LLC / PSI Examination Services.
- Pre-licensing course: 60 hours, including a 3 clock-hour ethics course.
- Must apply for license within 1 year of the exam date once both portions are passed.

Content domains and weights (national portion)

- Contracts — 19% (the largest single domain).
- Agency — 13%.
- Brokerage Relationships — 7 items.
- Business Conduct — 6 items.
- Supervision — 5 items.
- Duties/Powers of the Real Estate Commission — 4 items.
- Ethics — 4 items.
- Licensing Requirements — 4 items.
- Up to ~ 10% of items may be unscored experimental questions — answer everything as if it counts.

High-yield review areas

- Contract formation, contingencies, and remedies — the heaviest-weighted single topic.
- Agency relationships and fiduciary duties, the second-heaviest topic.
- The distinct rules for brokerage relationships and business conduct that show up as their own item blocks.
- Maryland-specific licensing, ethics, and Commission-powers rules for the state portion.

Top traps

- Thinking one strong portion offsets a weak one — the national and state portions are scored separately, and you must clear 70% on both.

- Rushing the tutorial — it does not count against your 120 minutes, so use it.
- Forgetting the 1-year clocks: your exam fee and, separately, your license application window after passing both portions.
- Assuming there's a retake cap — there isn't, but each new sitting still costs the exam fee.
- Skipping experimental items mentally — you can't tell which ~10% are unscored, so treat every question as live.
- Underrating the state portion because it's shorter — 70% of just 30 questions leaves almost no room for careless errors.
- Forgetting the broker-affiliation commitment — a license won't be granted until a licensed broker has agreed to take you on.

Official sources

- Maryland Real Estate Commission (MREC) — State of Maryland Real Estate Commission Candidate Information Bulletin and Application Forms (PSI Services LLC): <https://test-takers.psiexams.com/api/content/bulletin/529>
- Maryland Real Estate Commission (MREC) — Taking the Exam - Maryland Real Estate Commission (MREC): <https://www.labor.maryland.gov/license/mrec/mrecexam.shtml>
- Maryland Real Estate Commission (MREC) — Forms and Fees - Maryland Real Estate Commission: <https://www.labor.maryland.gov/license/mrec/mrecaff.shtml>

Free practice questions for this exam: www.everyexamprep.com/practice/exams/real/maryland-real-estate-salesperson